

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2016**

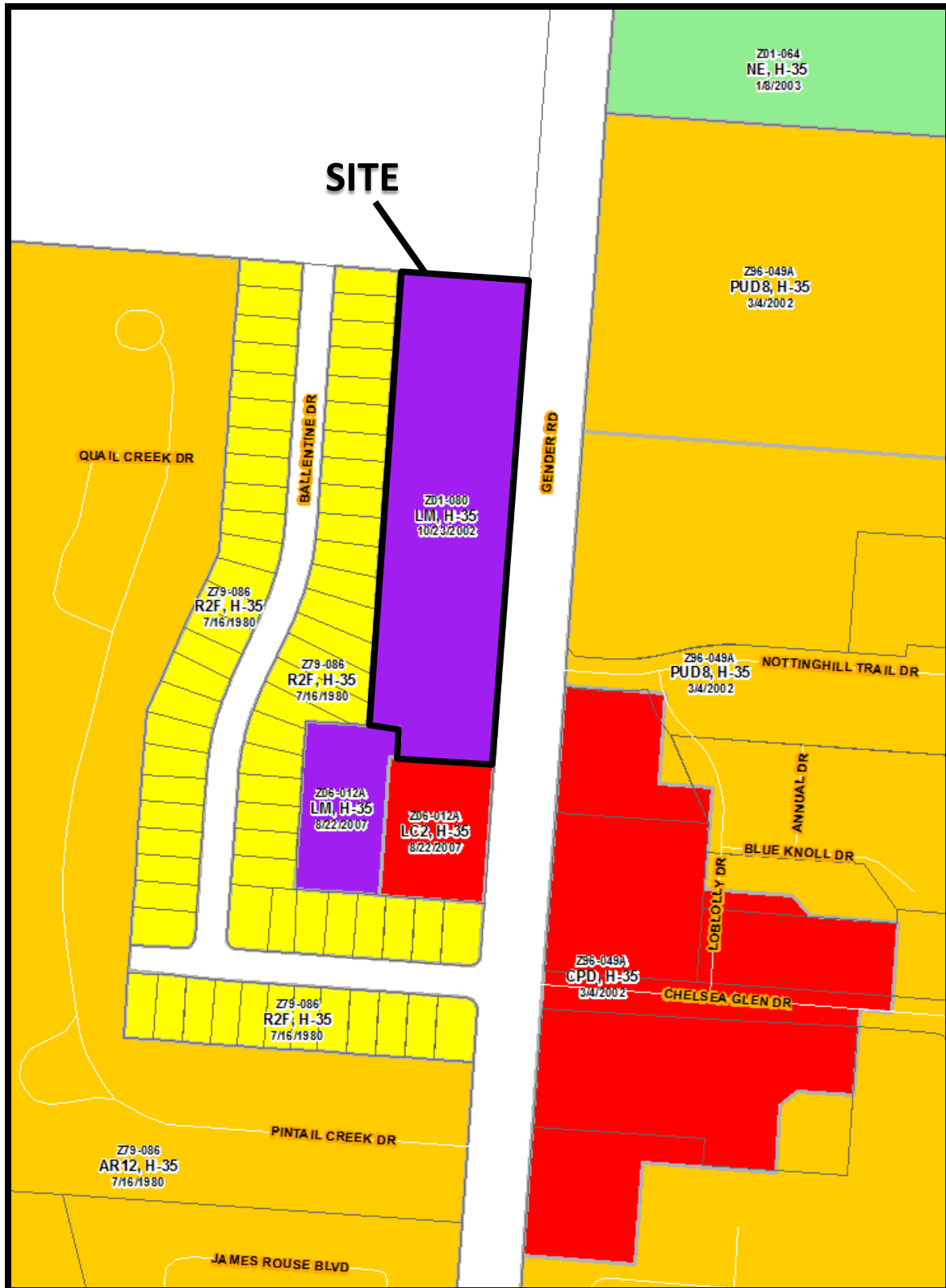
- 2. APPLICATION: Z16-022**
- Location:** **4965 GENDER ROAD (43110)**, being 5.1± acres on the west side of Gender Road, 380± feet north of Chelsea Glen Drive (010-260513; Greater South East Area Commission).
- Existing Zoning:** L-M, Manufacturing District.
- Request:** L-M, Manufacturing District.
- Proposed Use:** Self-storage facility and a resident watchman quarters.
- Applicant(s):** Public Storage Inc; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** PS Midwest Two Gender Windmiller LLC; 11955 Springcreek Drive; Pickerington, OH 43147.
- Planner:** Michael Maret; 645-2749; mjmaret@columbus.gov

BACKGROUND:

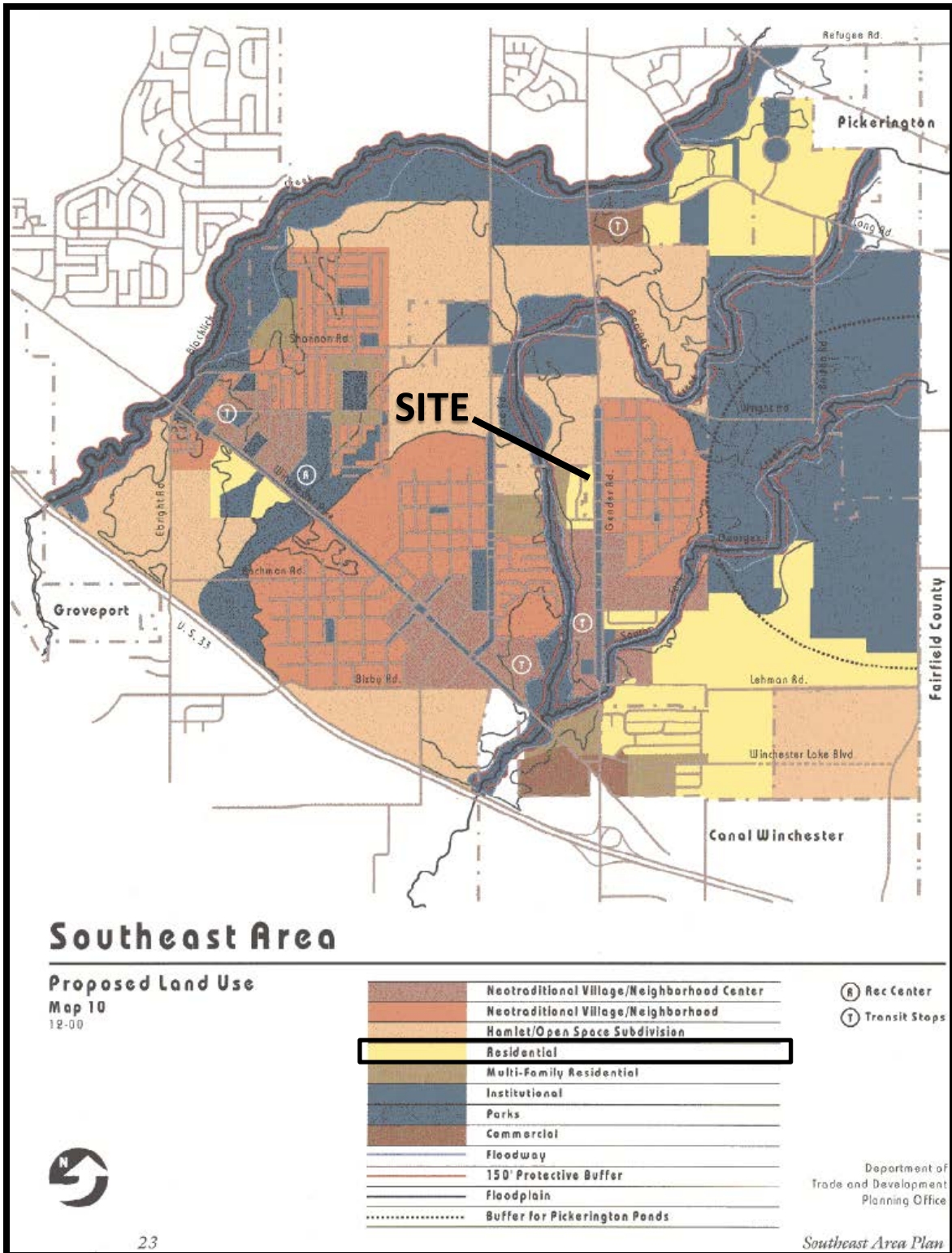
- The 5.1± acre site consists of a single parcel that is developed with a self-storage facility. The site is currently zoned in the L-M, Limited Manufacturing District. The applicant proposes a new L-M, Limited Manufacturing District in order to update the existing limitation text.
- The site is surrounded by properties zoned in the R-2F, Residential District, PUD-8, Planned Unit Development, L-C-2, Limited Commercial District, CPD, Commercial Planned Development District, and L-M, Limited Manufacturing District. It is bordered by undeveloped property to the south, a single-family subdivision to the west, and condominiums to the east. To the north is an agricultural field and church in Madison Township.
- This site is located within the planning area of the *Southeast Area Plan* (2000), which recommends residential land uses for this location.
- The development text restricts the use to a self-service mini storage facility with inside storage only and a resident watchman quarters and commits the development to a site plan configuration. Development standards are maintained for building height, access, landscaping & screening, building design, with slight changes to the original proposal. Changes from the current limitation text focus on the addition of a barn storage building as an exception to height requirements and changes to storage building design.
- The *Columbus Thoroughfare Plan* identifies Gender Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-M, Limited Manufacturing District will allow slight changes to an already existing and operational self-storage facility which is undergoing management changes and rebranding. While the proposal is not consistent with the land use recommendations of the *Southeast Area Plan*, it does not expand the self-storage facility. Maintenance of existing screening and landscaping will ensure that the facility does not negatively affect the surrounding residential properties.



Z16-022
4965 Gender Road
Approximately 5.1 Acres
L-M to L-M



Z16-022
4965 Gender Road
Approximately 5.1 Acres
L-M to L-M



Z16-022
4965 Gender Road
Approximately 5.1 Acres
L-M to L-M

TEXT

PROPOSED DISTRICT: L-M

PROPERTY ADDRESS: 4965 Gender Road

OWNER: PS Midwest Two Gender Windmiller LLC

APPLICANT: Public Storage

DATE OF TEXT: 4/4/16

APPLICATION: Z16-022

1. INTRODUCTION: The subject parcel is located on Gender Road, and is sandwiched between a single-family residential development to the west and south, a large acreage parcel owned by the World Harvest Church on the north, and a proposed commercial planned development/neo-traditional neighborhood across the street to the east part of which has been developed and a underdeveloped site for additional self-storage and office. The subject site was rezoned to the L-M district in 2002 (Z01-080) which connect the property owner to a site plan and additional development standards. The applicant wants to combine 4 proposed building into 2 larger buildings, keep the "barn" building which has been converted into climate controlled storage space and adjust the color palette.

2. PERMITTED USES: Site will be used exclusively for a self-service mini-storage establishment and residential use for a resident watchman, with ancillary sales and rentals of equipment, goods and materials (such as boxes, tape, Styrofoam peanuts, etc.) used in moving and storage. Additionally, as is typical of these operations, one small truck will be stored on site for rental by patrons in the moving process. No other uses otherwise permitted in an M district will be allowed, with the exception of the loading or uploading of vehicles ancillary to the self-storage use. No outdoor storage will be permitted.

3. DEVELOPMENT STANDARDS:

A. Density, Height, Lot and/or Setback Requirements

The site shall be configured as is shown by the site plan filed herewith subject to inconsequential changes for final site engineering and to accommodate field conditions. The setbacks shown on the site plan shall be adhered to, and no building will exceed 10' in height exclusive of decorative cupolas as shown herein, with the exception of the building housing the office/watchman's apartment, which will not exceed 35' in height (a maximum of two stories).

B. Access, Loading, Parking and/or Traffic Related Commitments

The buildings shall be configured on the site plan filed herewith, and the property shall be accessed as shown on said site plan, with fire and emergency access ways as shown on said site plan. All parking spaces shall be configured as shown on the site plan. All circulation, curb cuts and access points shall be subject to the approval of the City's Division of Traffic Management, Department of Public Service.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. Street trees shall be planted along Gender Road, as detailed below.
2. Evergreen trees shall be planted along the west side of the property to supplement the existing tree line, so as to form a densely planted planting strip; at a minimum, sufficient trees shall be added to the existing tree line so as to maintain an average spacing of one tree per every 8 feet.
3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

4. All desirable, healthy trees over 3" in caliper that are located in the greenspace on the west side of the site shall, as much as possible, be maintained.

5. Buffering between the site and all adjacent residential uses as shown on the site plan. Examples of buffering include:

a. The rear of the western most building as shown on the site plan will serve as the required opaque fence that will shield the site from view from the adjoining residential properties to the west. The back wall shall be of a buff colored split-faced block similar to that depicted in Exhibit "A" attached hereto, which was changed at the request of adjoining property owners. Said wall shall be no greater than 8' high.

b. See 3.C.2, above.

The remainder of the property will be fenced with a 5' to 6' in height white powder coated aluminum wrought iron style fence similar to that contained in Exhibit "B" attached hereto. Additionally, three landscaping mounds (one of which is divided by the entry driveway) two to three feet high will be placed in the front setback area as shown on the site plan field herewith. Atop the mounds and around the parking area will be planted trees and shrubs in no less than the following numbers:

1. (21) Serviceberry trees;
2. (60) Spruce trees;
3. (54) Holly bushes; and
4. (36) Juniper bushes.

All parking, save one handicap parking space, shall be screened from view from adjoining residential property by the office/watchman's apartment building as well as spruce trees of no less than 5' in height to the south of said parking spaces. No barbed or razor wire fencing shall be permitted on the site.

D. Building Design and/or Interior-Exterior Treatment Commitments

1. The storage buildings will be designed to be as similar as possible to those depicted in attached Exhibit "C", which shows a pale yellow all steel building with a false clapboard design. The storage building adjacent to Gender Road shall have gabled roofs and cupolas. The building which houses the office/watchman's apartment will have an aesthetically similar barn-type design, and will be colored in a similar manner. The doors of the units may be painted any color.

2. All buildings will have a pitched or angled roof.

3. Each unit shall have an individually alarmed door that will alert the resident watchman in the event of tampering. Throughout the site, where appropriate, planting beds will be maintained and planted with seasonal flora and fauna.

4. No roof top mechanicals will be used.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. Lighting

- a. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.
 - b. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturers type to insure compatibility.
 - c. Accent lighting shall be permitted providing such light sources is concealed. Any wall-mounted lighting shall be shielded to prevent offsite spillage.
 - d. No pole-mounted lighting will exist on site.
2. Outdoor display areas
- a. No outdoor storage will be permitted on the site.
3. Dumpster
- a. The dumpster shall be placed as indicated on the site plan filed herewith, and shall be screened on three sides.

F. Graphics and Signage Commitments

- 1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M- Manufacturing District and any variances to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

The subject site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment. The southern portion of the property, which is reserved for future development of the applied for mini-storage use only, will conform to the development standards listed herein, and, when developed, will be screened from the abutting subdivision previously referenced herein. Hours of operation will be restricted from 6 a.m. to 10 p.m., excepting emergencies. A full time resident watchman will reside on the property to manage same and provide security.

The applicant will comply with the Park Land Dedication Ordinance via payment in lieu of dedication in the amount required by the Division of Parks and Recreation.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Site Plan: To be updated with landscaping

SYMBOL LEGEND

1/4"	Surveying
1/8"	Surveying
1/16"	Surveying
1/32"	Surveying
1/64"	Surveying
1/128"	Surveying
1/256"	Surveying
1/512"	Surveying
1/1024"	Surveying
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1/262144"	Surveying
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1/11857109565561103	

Z16-022

Howard Rozum
Howard Rozum

Date 5/20/02, 2002.



216-022



Howard Rozum
Howard Rozum

Date: 5/20/02, 2002.



THE GREATER SOUTHEAST AREA COMMISSION

ZONING RECOMMENDATION AND VOTE

Application # Z16-022
Address 4965 Gender Rd
Description _____

Zoning Committee Recommendation

X APPROVE _____ DISAPPROVE

Commission vote

Commissioner Johnson	<u>✓</u> YES	_____ NO	_____ ABSTAIN
Commissioner Brown	<u>✗</u> YES	_____ NO	<u>✓</u> ABSTAIN
Commissioner Bunting	<u>✓</u> YES	_____ NO	_____ ABSTAIN
Commissioner Chambers	<u>✓</u> YES	_____ NO	_____ ABSTAIN
Commissioner Harris	<u>✓</u> YES	_____ NO	_____ ABSTAIN
Commissioner E. Kempner	<u>absent</u> YES	_____ NO	_____ ABSTAIN
Commissioner M.M. Kempner	<u>absent</u> YES	_____ NO	_____ ABSTAIN
Commissioner Palmer	_____ YES	_____ NO	_____ ABSTAIN
Commissioner Schacht	<u>✓</u> YES	_____ NO	_____ ABSTAIN
" Chris Andrews	<u>✓</u>		
" Jamie Allen	<u>✓</u>		
" Carl Chastain	<u>✓</u>		
GSEAC Chair <u>W. Johnson</u>			Date <u>4/26/16</u>
GSEAC Secretary <u>Marian Harris</u>			Date <u>4/26/16</u>